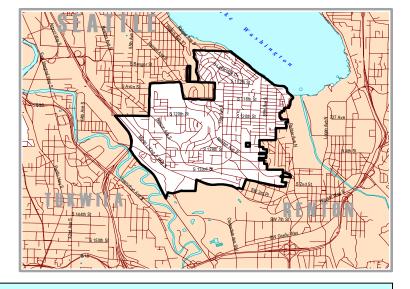
West Hill Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of the few unincorporated Urban areas that lacks a PAA designation.



OUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 5 (Dwight Pelz)

School District: 403 Renton Water District: Bryn Mawr, Skyway Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$953 million Uninc. Area Levy (\$1.745 per 1,000) \$1,662,800

2002 Real Estate Sales: \$63.7 million Local Option REET Revenue (0.5%): \$318,300

2002 Taxable Retail Sales: \$34.2 million Local Option Sales Tax Revenue (1.0%):\$341,700

EMPLOYMENT

Number of Business Units: 190

1.490 **Total Jobs:** Manufacturing: 50 Wholesale/Utilities: 40 320 Retail: Finance/Services: 500 Government/Education: 480 AFFM/Construction: 100

Source: WA Employment Security Dep't

DEMOGRAPHICS

2000 Census Population: 13.977 Pop. Per Sq. Mile: 4,570

Median Age: 38.0 Age Structure:

17 and under 3.190 (22.8%)18 - 648,850 (63.3%)65 and over 1,940 (13.9%)

Race Categories:

Non-hispanic White 5,960 (43%)Black or African Am.: 3,500 (25%)Asian and Pacific Is: 3,100 (22%)Native Am. and other: 100 (1%)(4%)Hispanic or Latino: 620 Two or more race: 700 (5%)

HOUSING

Total Housing Units: 5.780 Single Family: (72.5%)4.190 Multifamily: 1.390 (24%)Mobile Homes: 200 (3.5%)

Percent Homeowners: 66.7% Average Household Size: 2.50 Median House Value: \$ 181,400 Median 2 Bedroom Rental: \$742

Source: 2000 US Census

INCOME

Median Household Income: \$47.385 Number of Households: 5,570

Household by Income Category:

0 - 80%2.430 (44%) 80 - 140%1,810 (32%)140%+ 1.330 (24%)

Source: 2000 US Census

2002 New Residential Permits: 22

Single Family: 22 Multifamily: 0/0

2002 Formal Plats/Lots:

Applications: 0/0 Recordings: 0/0

2002 Land Capacity:

Residential In Acres: 167.04

In Units: 1,913 Commercial In Acres: n a

In Jobs: